

RESOLUTION NO. 2015-_____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA APPROVING THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2015-2016 BUDGET; AUTHORIZING THE CITY MANAGER TO TRANSMIT THE CRA FISCAL YEAR 2015-2016 BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE CRA FISCAL YEAR 2015-2016 BUDGET WITH MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement (the "Agreement") between the North Miami Community Redevelopment Agency (the "CRA"), the City of North Miami (the "City") and Miami-Dade County (the "County") requires, among other things, the CRA to annually adopt and transmit a budget and annual report to the City and County for review and approval by the City Council and Board of County Commissioners (the "BCC"), respectively; and

WHEREAS, the Agreement also requires that the annual budget for the CRA be adopted by the CRA and the City prior to review and approval by the BCC; and

WHEREAS, the Fiscal Year 2015-2016 Budget for the CRA is attached hereto as Exhibit "A" (the "CRA Fiscal Year 2015-2016 Budget"); and

WHEREAS, all the expenses included in the CRA Fiscal Year 2015-2016 Budget are in accordance with state law, interlocal agreements including the Agreement and the CRA Redevelopment Plan; and

WHEREAS, the CRA previously approved the CRA Fiscal Year 2015-2016 Budget; and

WHEREAS, the Mayor and City Council desire to approve the CRA Fiscal Year 2015-2016 Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. The CRA Fiscal Year 2015-2016 Budget attached hereto as Exhibit "A" is hereby approved and adopted.

Section 3. The City Manager is hereby authorized to transmit the CRA Fiscal Year 2015-2016 Budget to the County for review and approval.

Section 4. The City Manager is hereby authorized to take all action necessary to complete the approval process for the CRA Fiscal Year 2015-2016 Budget with the County.

Section 5. This resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this _____ day _____, 2015.

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

DR. SMITH JOSEPH
MAYOR

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

ROLAND GALDOS, ESQ.
INTERIM CITY ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Mayor Dr. Smith Joseph
Councilperson Philippe Bien-Aime
Councilperson Alix Desulme
Councilperson Scott Galvin
Councilperson Carol Keys, Esq.

_____ (Yes)	_____ (No)
_____ (Yes)	_____ (No)
_____ (Yes)	_____ (No)
_____ (Yes)	_____ (No)
_____ (Yes)	_____ (No)

RESOLUTION NO. 2015-003

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2015-2016 BUDGET; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2015-2016 BUDGET TO THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2015-2016 BUDGET WITH THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement (the "Agreement") between the North Miami Community Redevelopment Agency (the "CRA"), the City of North Miami (the "City") and Miami-Dade County (the "County") requires, among other things, the CRA to annually adopt and transmit a budget and annual report to the County for review and approval by the Board of County Commissioners (the "Board"); and

WHEREAS, the Agreement also requires that the annual budget for the CRA be adopted by the CRA and the City prior to review and approval by the Board; and

WHEREAS, the proposed CRA Fiscal Year 2015-2016 Budget is attached hereto as Exhibit "A"; and

WHEREAS, all the expenses included in the CRA Fiscal Year 2015-2016 Budget are in accordance with state law, interlocal agreements including the Agreement and the CRA Redevelopment Plan; and

WHEREAS, the Chair and Board Members of the CRA desire to approve the CRA Fiscal Year 2015-2016 Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Chair and Board Members Approval and Adoption of Budget. The Chair and Board Members of the North Miami Community Redevelopment Agency hereby approve and adopt the CRA Fiscal Year 2015-2016 Budget attached hereto as Exhibit "A". All revenues and interest carried forward from the CRA Fiscal Year 2014-15 Budget shall be appropriated according to established guidelines and in accordance with applicable law.

Section 3. Transmittal of Budget. The CRA Executive Director is hereby authorized to transmit the Fiscal Year 2015-2016 Budget to the City and the County for review and approval thereby.

Section 4. Authority of Executive Director. The CRA Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2015-2016 Budget with the City and the County.

Section 5. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a _____ vote of the Chair and Board Members of the North Miami Community Redevelopment Agency, this _____ day of _____, 2015.

ATTEST:

NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

DR. SMITH JOSEPH
CHAIR

APPROVED AS TO FORM:

GRAY ROBINSON, P.A.
CRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Chair Dr. Smith Joseph
Board Member Philippe Bien-Aime
Board Member Alix Desulme
Board Member Scott Galvin
Board Member Carol Keys, Esq.

_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)



North Miami Community Redevelopment Agency

FY15-16 Budget Presentation

REVENUES	FY14-15 APPROVED BUDGET	FY15-16 PROPOSED BUDGET	Change +/-
City TIF	\$ 621,904	\$ 1,868,032	+ \$1,246,128
County TIF	\$ 233,289	\$ 868,691	+ \$635,402
County Refund	\$ 69,986	\$ 0	- \$69,986
Carryover from prior year	\$1,344,107	\$ 1,425,116	+ \$81,009
Interest Earnings	\$ 3,000	\$ 10,000	+ \$7,000
GRAND TOTAL	\$ 2,272,286	\$4,171,839	+\$1,899,553

EXPENDITURES	FY14-15 APPROVED BUDGET	FY15-16 PROPOSED BUDGET	CHANGE +/-
Salaries & Fringes	\$ 102,286	\$ 102,286	+ \$ 0
Administrative Expenses	\$ 29,979	\$ 39,510	+\$ 9,531
Operating Expenses	\$ 130,000	\$ 992,950	+\$ 862,950
Capital Projects – Grants	\$511,500	\$ 606,500	+ \$ 95,000
Capital Projects – Infrastructure	\$1,498,521	\$2,430,593	+\$932,072
GRAND TOTAL	\$2,272,286	\$4,171,839	+ \$1,899,553

EXHIBIT A
City of North Miami
Community Redevelopment Agency FY 2015-2016 Budget
(FY 15-16 begins October 1, 2015)

	FY 13-14	FY13-14	FY14-15	FY14-15	FY15-16
	Adopted	Actual	Adopted	Actual	Proposed
Revenues	Budget	Budget	Budget	Budget	Budget
City Tax Increment Revenue	267,875	279,015	621,904	621,904	1,868,032
County Tax Increment Revenue	127,999	127,999	233,289	233,289	868,691
County Refund	63,032	63,032	69,986	69,986	-
Carryover from prior year (cash & equiv.)	1,289,265	1,289,265	1,344,107	1,344,107	1,425,116
Interest earnings	11,533	3,048	3,000	4,127	10,000
Revenue Total	1,759,704	1,762,359	2,272,286	2,273,413	4,171,839
Expenditures					
Administrative Expenditures:					
Employee salary and fringe	109,960	108,915	29,286	29,286	29,286
Accounting & Audits	17,500	20,907	22,000	22,000	22,000
Advertising and notices	1,000		3,500	1,500	3,500
Local Travel	100	40	100	100	100
Other Services	24,000		-	-	
Rent/lease Costs	27,500	18,685	-	-	
Insurance	8,000	5,139	-	-	
Conferences & Meetings	1,250	237		-	
Legal Services	20,000	20,000	-	-	
Financial Advisory Services	5,000		-	-	
IT Support Services	12,000		8,000	8,000	8,000
Other Admin. Exps (attach list)	23,000	1,702	9,880	7,880	9,880
(A) Subtotal Admin Expenses, %	249,310	175,625	72,766	68,766	72,766
County Administrative Charge at 1.5%	1,920	1,920	3,499	3,499	13,030
(B) Subtot Adm Exp	251,230	177,545	76,265	72,265	85,796
Operating Expenditures:					
Employee Salary & Fringe	109,960	109,960	26,000	12,200	56,000
Printing and Publishing	0		3,000	-	7,500
Marketing & Promotions	0		10,000	-	25,000
Conferences & Meetings	0		7,000	4,567	7,000
Legal Services/Court Costs	25,000	11,690	20,000	20,000	20,000
Professional Svces: Branding/Downtown V	105,000	35,200	120,000	120,000	205,000
Public Safety Officer Downtown District					125,500
Capital Projects - Grants					
Commercial Incentives Program	453,514	83,857	300,000	265,000	600,000
Carryover Funds for Budgeted Proj.	0		211,500	205,000	6,500
Homebuyer Subsidies for Purchases	100,000		-		
Land Acquisition	715,000		-		
Capital Projects - Infrastructure					
Capital Project (P3)	0		1,000,000	-	500,000
Streetscape	0		371,521	-	
Sewer Model Update	0		-		120,000
4 Circles	0		77,000	77,000	-
Art in Public Places			50,000	-	-

West Dixie Green Trail	0	-	-	-	234,438
Downtown Improvements/ Moca Plaza					300,000
Museum Beautification					150,000
NE 132nd Street Fountain Improvement					104,808
Sunkist Grove Beautification	0	-	-	-	75,000
Oleander Park Renovations	0		-		250,000
Sasso Pool Façade Beautification					60,500
Griffing Estates Park Renovation					20,000
Splash Pad & Pavillon Pepper Park					250,000
Carryover Funds for Budgeted Proj.					365,847
County TIF Refund	0	-	-	-	478,000
Other Oper. Expenses (attach list)	0		-		
(C) Subtotal Oper. Expenses	1,508,474	240,707	2,196,021	703,767	3,961,093
(D) Reserve/Contingency	0	-	-		124,950
Expenditure Total (B+C+D)	1,759,704	418,252	2,272,286	776,032	4,171,839

Cash Position (Rev-Exp)

	FY13-14	FY13-14	FY14-15	FY14-15	FY15-16
	Adopted	Actual	Proposed	Actual	Proposed
Capital Projects:	Expenditures	Expenditures	Expenditures	Expenditures	Expenditures
Capital Project P3	-		1,000,000	-	500,000
Land Acquisition	715,000.00	-	-	-	-
Streetscape	0		371,521	-	-
West Dixie Green Trail					234,438
Downtown Improvements/Moca Plaza					300,000
Museum Beautification					150,000
NE 132nd Street Fountain Improvement					104,808
Sewer Update	0		-	-	120,000
4 Circles	0		77,000	77,000	-
Park Renovations				-	655,500
Carryover Funds Budgeted Proj.				-	365,847
Art in Public Spaces			50,000	-	-
Total Project Dollars:	715,000	-	1,498,521	77,000	2,430,593
Year End Carry-Over	1,344,107	1,344,107	-	1,425,116	-



North Miami Community Redevelopment Agency

FY 2015 – 16 Budget Narrative

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS

Commissioner Smith Joseph	Board Chair
Commissioner Philippe Bien-Aime	Board Member
Commissioner Scott Galvin	Board Member
Commissioner Carol Keys	Board Member
Commissioner Alix Desulme	Board Member

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE

Michael McDermid	Committee Chair	Blanca Cobo	Committee Vice-Chair
Garry Aristide	Committee Member	Rev. Dr. Enoch Milien	Committee Member
Mary Estime-Irvin	Committee Member	Dr. Rudolph Moise	Committee Member
Kenneth Each	Committee Member	Claudio Sanchez	Committee Member
Clark Reynolds	Committee Member	Karol Geimer	Committee Member
Holly Cohen	Committee Member	Hudson Robillard	Committee Member

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY EXECUTIVE STAFF

Aleem A. Ghany	CRA Executive Director
Steven W. Zelkowitz	CRA Board Attorney
Honorable City Clerk Michael Etienne	CRA Board Secretary

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

On July 13, 2004 the Board of County Commissioners adopted Resolution R-937-04, which approved the Finding of Necessity and established the North Miami Community Redevelopment Agency. On June 7, 2005, the Board of County Commissioners adopted Resolution R-610-05 approving the Redevelopment Plan and the Interlocal Agreement, and the funding of the Plan when it enacted Ordinance No. 05-109, creating the Agency's Trust Fund. The Interlocal Agreement between Miami Dade County (County), the City of North Miami (City) and the North Miami Community Redevelopment Agency (Agency) requires, among other things, that the Agency refund the County's TIF payment for the redevelopment area west of Biscayne Boulevard and that the Agency is to submit for County approval an annual budget for the implementation of the Plan prior to expending any funds. The City of North Miami City Council approved the Findings of Necessity, the CRA boundaries, and created the North Miami Community Redevelopment Agency in June, 2004 by the passage of Resolution R-2004-3. The Community Redevelopment Agency approved the Redevelopment Plan, pursuant to the Redevelopment Act in March, 2005, by Resolution R-3-2005-1. The City of North Miami approved the Redevelopment Plan in March, 2005, by Resolution R-2005-15.

NMCRA FY14-15 ACCOMPLISHMENTS

This past year, CRA staff accomplished the following:

- Completed the reorganization of the Agency's operations. These changes provided greater operational oversight and savings of over \$200,000 which were redirected to capital projects and grants.
- Engaged Redevelopment Management Associates (RMA) to assist in amending the CRA Plan, negotiating the life of the CRA past October 1, 2016 and creating a finance plan consistent with strategic priorities and goals, urban design guidelines and future land use.
- Marketed the downtown vision and was successful in attracting a reputable restaurant to expand into the downtown area. Café Crème is expected to open December 2015. This project will not only provide 30 new jobs for the community, it is providing the desired marketing for the new downtown. As a result of this grant, staff has been fielding requests from several businesses looking to relocate into the area.
- Piloted a matching initiative, which allows property owners to use Ygrene financing as a match for CRA grants.
- Promoted current CRA grant programs to existing and new businesses.

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY2015-16 PROJECTED REVENUE

Total projected revenue in FY 2015-2016 for the NMCRA will total \$4,171,839. The sources of revenue for FY 2015-2016 include tax increment revenue payments from the City of North Miami of \$1,868,032 and Miami-Dade

County of \$868,691 respectively and a carryover from FY 2014-2015 of \$1,425,116, and \$10,000 from projected interest on investments.

Tax Increment Revenue Payments

	<i>(FY 14-15)</i>	<i>(FY 15-16)</i>
TIF City Contribution	\$ 621,904	\$1,868,032
TIF County Contribution	\$ 233,289	\$ 868,691
County Refund	\$ 69,986	\$ 0
Carryover	\$1,344,107	\$1,425,116
Projected Interest on Investments	\$ 3,000	\$ 10,000
Total Revenues:	\$2,272,286	\$4,171,839

NMCRA FY2015-2016 PROJECTED EXPENSES

The North Miami Community Redevelopment Agency will focus on the following objectives for Fiscal Year 2015/2016:

- Finalize negotiations to extend the life of the CRA past October 1, 2016.
- Adopt and implement an updated Redevelopment Plan to include a 5-year financing plan consistent with strategic priorities and goals.
- Initiate capital projects identified in the Downtown Redevelopment Masterplan and the Updated Plan.
- Continue assisting existing and new businesses through the CRA's Rehabilitation & Beautification Programs.
- Develop and implement a marketing and branding initiative to attract future business developments consistent with the Downtown Redevelopment Masterplan.
- Develop a Train Station Area Masterplan for the future Tri-Rail location for future public private partnership development.
- Develop an Area Masterplan for the West Dixie Highway and NW 7th Avenue corridors.
- Invest approximately \$2.4 million in infrastructure capital improvement projects identified in the Downtown Masterplan and other areas deemed severely blighted. Over 50% of the budget has been earmarked for improvements which will enhance the quality of life of the community.

ADMINISTRATIVE EXPENSES

1. Employee Salary and Fringe \$29,286

Administrative personnel costs charged to the NMCRA for fiscal and administrative support provided by City of North Miami Staff.

2. Accounting & Audit \$22,000

The CRA will hire an independent auditor for the cost of the annual audit \$13,000. This line also includes budget for staff accounting services.

3. Advertising and Notices \$3,500

Legal Notices placed for CRA Workshops / Budget Meetings/ Redevelopment Plan Update.

4. Travel \$100

Travel for conventions / seminars and developer meetings.

5. Information Technology Support Services \$8,000

Support services provided from the City's staff, including but not limited to computers, printers, website support and maintenance, and graphics design.

6. Other Administrative Expenses \$9,880

Overhead expenses include but are not limited to operating supplies, bank fees, postage, professional organization membership dues, subscription to publications. Specifically this amount includes professional memberships for Urban Land Institute, Florida Redevelopment Agency, Florida Department of Economic Affairs and publications for Miami Herald & South Florida Business Journal.

7. County Administrative Charge \$13,030

Required County Fee at 1.5% of County's tax increment contribution.

<u>Total Administrative Expenses including salary/fringe</u>	<u>\$85,796</u>
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OPERATING EXPENSES

1. Employee Salary and Fringe \$56,000

Operating personnel costs for CRA Staff for day to day operations and management of the CRA.

2. Printing and Publishing \$7,500

Costs associated with producing agendas / annual reports and other documents required by the CRA Board, and the CRA Advisory Committee. Also included are developer recruitment packages, welcome packages including annual public information and other documents needed to provide economic overview of the City & CRA.

3. Marketing & Promotions \$25,000

Through promotional activities, the CRA will promote its services and activities to new businesses and developers interested in doing business and applying for existing programs and incentives.

4. Conferences & Meetings \$7,000

Costs associated with the attendance of the Florida Redevelopment Association Annual Conference for NMCRA Staff, Board and Advisory Committee members. Additional conferences include the Urban Land Institute (ULI) and the International Council of Shopping Centers (ICSC).

5. Legal Services Costs \$20,000

Outside (non-City) legal assistance for development agreements/legal issues and attendance at CRA Board Meetings. The law firm shall provide continuous services as General Counsel and additional services consisting of representation of the CRA, counseling, giving legal advice, formulating legal strategy, and acting as legal counsel with respect to the governance and operations of the CRA. "Legal services" shall include review of contracts and agreements, and the rendering of legal opinions as requested by the CRA or members of its governing board.

6. Professional Services \$205,000

The NMCRA will continue to retain consultants and legal counsel to amend the Redevelopment Plan, assist in negotiations with various entities, including but not limited to Miami Dade County, financial institutions, and developers in the effort to extend the life the CRA past its sunset date of October 1, 2016. Additionally, consultants will be hired to develop a masterplan for the train station area, West Dixie Highway and NW 7th Avenue corridors, and the creation of a Branding & Marketing plan focusing on developer and business attraction.

7. Public Safety \$125,500

As per the Redevelopment Plan, the NMCRA will fund a safety/security officer to protect property values, commercial activity levels and the quality of life of the residents and visitors. The safety officer will patrol the downtown area.

8. Capital Projects - Commercial Rehab and Beautification Grants & Other Incentives \$600,000

Through existing incentive programs, Commercial Rehab and Beautification, the NMCRA will assist properties to enhance their visibility, attract new business and new development for that area. Through the updated Redevelopment Plan additional incentive programs may be developed and offered to businesses and property owners. All improvements must be in compliance with any and all applicable codes, design standards, and all other restrictions of the City of North Miami. Every project must be approved by the CRA, and is subject to fund availability.

9. Carryover Funds for Budgeted Project \$6,500

Funds are set aside for one project not finalized by the end of FY14-15, Commercial Beautification grant totaling \$6,500.

10. Reserve/ Contingency \$124,950

At such time when the NMCRA life is extended it is the desire of the Board to hire a full-time Director to implement the updated redevelopment plan, five year finance plan and all P3 projects identified.

11. Refund to Miami Dade County for West Side Portion \$478,000

As per the Interlocal, North Miami Community Redevelopment Agency will reimburse Miami Dade County its portion of Tax Increment Revenue for the west side of the area.

Total Operating: **\$1,655,450**

CAPITAL AND INFRASTRUCTURE EXPENSES

I. Public Private Partnership Capital Project \$500,000

The updated Redevelopment Plan and five year Finance Plan will guide the capital improvement priorities and once approved by the Board of County Commissioners, it is expected that staff will begin to implement the 1st capital project identified, which will involve design, construction and possibly purchase of land.



from NE 6th Avenue to the train tracks. New CRA trash cans along NE 125th Street and West Dixie Highway.

4. Utility box wraps to improve the appearance of the Downtown area and other major corridors.

Total Capital: **\$2,430,593**

	<i>(FY 14-15)</i>	<i>(FY 15-16)</i>
Total Administrative Expenses:	\$ 76,265	\$ 85,796
Total Operating Expenses:	\$ 697,500	\$ 1,655,450
Capital Improvement	\$ 1,498,521	\$ 2,430,593
TOTAL BUDGET	\$ 2,272,286	\$ 4,171,839